

TRANSFER
TAX
PAID

52-46

QUITCLAIM DEED WITH COVENANT

Maine Statutory Short Form

008016

KNOW ALL BY THESE PRESENTS, That Harris Baking Company, a corporation organized and existing under the laws of the State of Maine, and having a mailing address at P.O. Box 474, Waterville, ME 04901, for consideration paid, grants an eighty-five percent (85%) interest in common and undivided to Barbara W. Gee of Woodbury Minnesota, whose mailing address is 1373 Tamberwood Trail, Woodbury, MN 55125, and a fifteen percent (15%) interest in common and undivided to Ethel B. Williams of Waterville, Maine, whose mailing address is 30 Sanger Avenue, Waterville, ME 04901, with quitclaim covenant, in and to a certain lot or parcel of land, with any buildings thereon, situated on the Southerly side of Sanger Avenue, in the City of Waterville, Kennebec County, Maine, and being more particularly described on Schedule A attached hereto and made a part hereof.

Being a portion of the premises conveyed by Harris Baking Company to Catherine Realty Corporation by warranty deed dated March 12, 1959 and recorded in the Kennebec County Registry of Deeds in Book 1145, Page 383. By Articles of Merger filed October 17, 1974, with the Office of the Secretary of State, State of Maine, Catherine Realty Corporation merged into Harris Baking Company, the said Harris Baking Company being the surviving corporation.

IN WITNESS WHEREOF, Harris Baking Company has caused this instrument to be executed by John R. Mullin, its President, thereunto duly authorized this 28 day of April, 1995.

Signed, Sealed and Delivered
in presence of

HARRIS BAKING COMPANY, a
Maine corporation

Judith A. Allen

By: John R. Mullin
John R. Mullin
Its President

5246

STATE OF MAINE
County of Cumberland, ss.

April 28, 1995

Personally appeared the above named John R. Mullin,
President of said Harris Baking Company and acknowledged the
foregoing instrument to be his free act and deed in his said
capacity and the free act and deed of said Harris Baking Company.

Before me,

Judith A. Allen
Notary Public/~~Attorney at Law~~
8/10/01

Printed name:

JUDITH A. ALLEN

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SCHEDULE A

A certain lot or parcel of land with the buildings thereon situate in said Waterville, Kennebec County, Maine, bounded and described as follows: Beginning at the northeasterly corner of a lot conveyed by Nathaniel E. Wheeler to the City of Waterville and in the southerly line of Sanger Avenue; thence southerly at right angles to said southerly line of Sanger Avenue along the easterly line of land conveyed to the City of Waterville, as aforesaid, to the northerly line of land of one Harris; thence easterly along the northerly line of land of said Harris 60 feet; thence northerly in a line parallel with the easterly line of land conveyed to the City of Waterville and 60 feet distance easterly therefrom, to the southerly line of Sanger Avenue; thence westerly along the southerly line of Sanger Avenue 60 feet to the point of beginning.

The above-described premises are subject to the following matters:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Outstanding real estate taxes due the City of Waterville.
6. Outstanding sewer and water charges due the City of Waterville.
7. Title to and rights of the public and others entitled thereto in and to those portions of the premises lying within the bounds of adjacent streets, roads and ways.
8. State of Maine Notice of Layout and Taking recorded in the Kennebec County Registry of Deeds, Book 1872, Page 223, to the extent same affects said premises.
9. Rights of Ethel Williams under an Agreement dated August 19, 1980 and recorded in said Registry of Deeds, Book 4852, Page 53.

RECEIVED KENNEBEC SS.

95 MAY -2 AM 10:20

ATTEST: *Thomas B. Adams*
REGISTER OF DEEDS